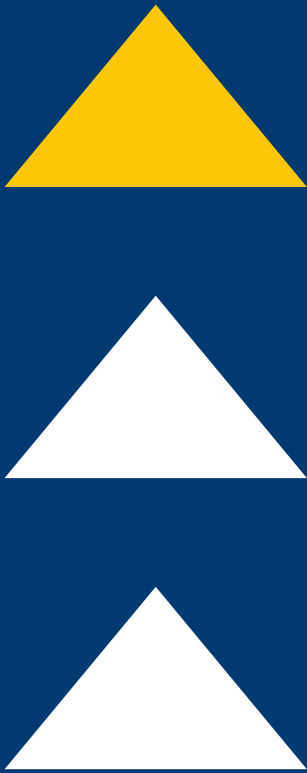


PR2

A STEP UP IN PARK ROYAL

The best prime logistics
warehouse in London's
most strategic
industrial location.



77,885 SQ FT
Available July 2024
29 Abbey Road
London, NW10 7SJ

IAS

industrial
agents
society

**Awards
2024**

SHORTLISTED FOR ESG Initiative of the Year

SPACE TO GROW

A future-proofed logistics warehouse that will optimise your supply chain.



50% More Volume



43,055 sq ft Mezzanine Expansion



100% Electric Van & Car Charging



1MVA Power



PV Cost Savings of £80,000 pa



50m Yard Depth

£4.4M

Energy savings over 20 years

77,885 SQ FT

Available July 2024





PARK ROYAL IS ON THE MONEY

The best connected industrial estate in the UK

The most strategic industrial location servicing Central London

HS2 and the Elizabeth Line will make this one of the best connected sites in the London area

**4 ZONE 3
TUBE STATIONS**

within a 15 min walk

**A40 & NORTH
CIRCULAR ROAD**

within a 5 min drive

**DELIVERY
TO LONDON**

within a 20 min drive

**2M
PEOPLE**

within a 30 min drive

A MORE EFFICIENT BUILDING

£4.4M

Energy savings over 20 years

£56k+

Average annual energy cost

Savings summary

£219k+

Average saving per annum

£2.82

Savings per sq ft

Cost comparison and savings to nearby competition

PR2

PROLOGIS
12 CENTRAL WAY



AVERAGE ANNUAL ENERGY COST

£56,771

£276,504

AVERAGE ENERGY SAVING PER ANNUM

£219,733



SAVING PER SQ FT

£2.82



SAVING OVER 20 YEARS

£4,394,660



SPACE THAT WORKS



57,820 sq ft
GROUND FLOOR



13,100 sq ft
OFFICES



6,965 sq ft
MEZZANINE



15m
CLEAR HEIGHT



OPTIONAL ADDITIONAL MEZZANINE



57,820 sq ft
GROUND FLOOR



13,100 sq ft
OFFICES



43,055 sq ft
MEZZANINE



15m
CLEAR HEIGHT



BIG ON SPACE



BENEFITS OF 15M HEIGHT

- ▶ Option to add up to an additional 43,055 sq ft mezzanine that means 55% more operating space and even greater business flexibility
- ▶ Cost effective to install automated systems
- ▶ Ideal for food operators
- ▶ Ideal for self-storage operators
- ▶ Ideal for film studio operations

RAISING THE ROOF

BENEFITS OF 15M HEIGHT

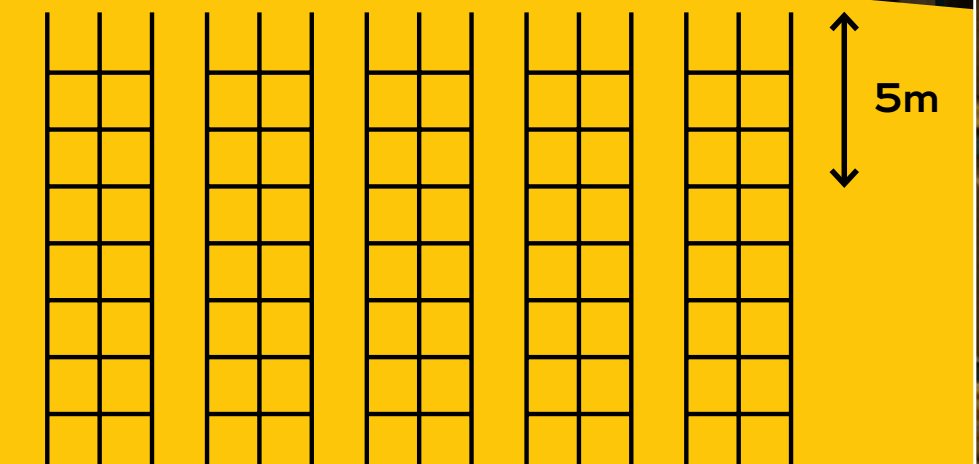
- ▶ 35% more pallets than a 12m warehouse height
- ▶ 60% more pallets than a 10m warehouse height

10,408 Pallet Locations (VNA)

7,645 Pallet Locations (WA)

5M HIGHER THAN A TYPICAL PARK ROYAL WAREHOUSE

15m clear height offers 50% more volume than 10m warehouses. That means three additional tiers of pallets.




DELIVERING A SUSTAINABLE FUTURE


PR2's future-proofed, innovative design lowers occupier energy and operational costs.

EPC A+ and BREEAM Excellent targets prepare the property for the regulatory impacts of London Zero 30.

- ▶ Supporting Corporate Sustainability Goals
- ▶ Exceeding London Zero 30 Regulatory Requirements
- ▶ Saving Operational Costs with Efficient 100% EV Van Fleet Charging



MAXIMUM CAPACITY SOLAR PV




41 BICYCLES STORAGE (+ BIKE CHARGING)




RAINWATER HARVESTING




WATER LEAK DETECTION



LED LIGHTING
75% LESS ENERGY
25% MORE DURABILITY



SUB-METERING OF ENERGY CONSUMPTION



100% EV CHARGING POINTS



GREEN LEASES


BREEAM EXCELLENT
TARGETED



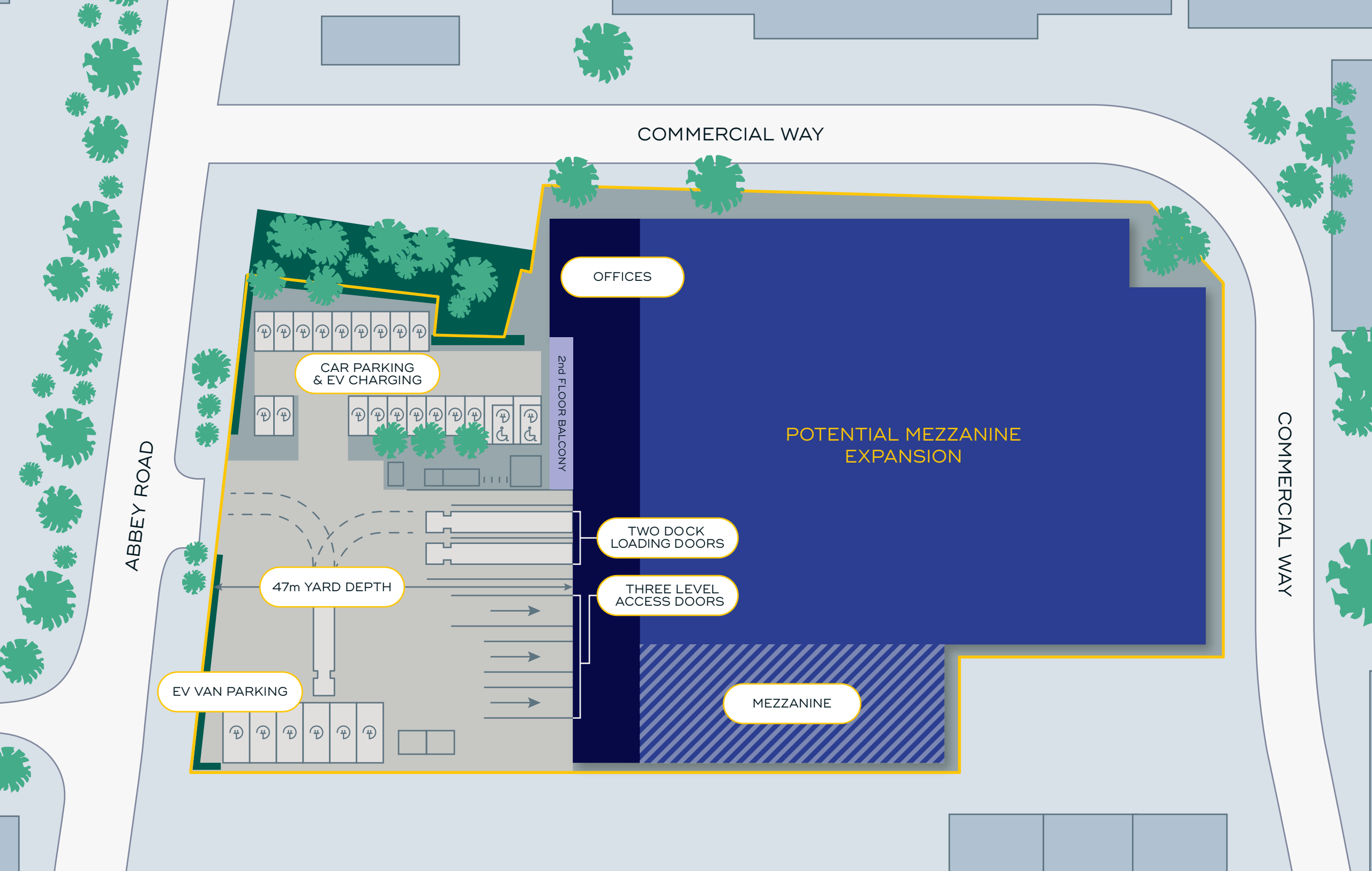
CARBON NEUTRAL BUILD




TARGET EPC A+




WELL-ENABLED DESIGN




- 


15M CLEAR HEIGHT

- 


TWO DOCK LEVEL LOADING DOORS

- 


THREE LEVEL ACCESS LOADING DOORS

- 


15KN/SQ M MEZZANINE FLOOR LOADING

- 

1MVA TOTAL POWER

- 

50 KN/M2 (15 KN/M2 MEZZANINE) FLOOR LOADING

- 

NOT TO SCALE
Indicative only

	SQ FT	SQ M
GROUND FLOOR	57,820	5,272
FIRST FLOOR OFFICE	7,255	674
SECOND FLOOR OFFICE	5,845	543
MEZZANINE	6,965	647
TOTAL AREA	77,885	7,236

All areas are approximate and calculated on a gross external basis (GEA).

FAST-TRACKED DELIVERY



DRIVE TIMES (MINS)

N. CIRCULAR	3
WESTWAY A40	10
CENTRAL LONDON	20
HEATHROW	20
SLOUGH	30
GATWICK	60

FIND US

- GOOGLE MAPS
- ///ADVICE.PETS.PALACE

LIKE GOLD DUST

A golden opportunity for an occupier who values a warehouse designed for the future, located at the heart of Park Royal.



£9.5 billion average discretionary Income within 30 Mins

2M people accessible within 30 mins peak hours

44 mins average journey to all London postcodes

An unrivalled mix of global occupiers (FedEx, DHL, DPD)

THE FUTURE AT WORK

PR2 is designed to attract and retain the best employees in London.

It offers a state-of-the-art, vibrant workspace:

- ▶ Modern, comfortable comfort cooled offices, full of natural light
- ▶ Relaxing break out spaces and even a spacious balcony
- ▶ Cycle storage (including electric bike charging), and employee showers
- ▶ Sustainable, bio-diverse landscaping and EV charge points for private cars

PR2 has been designed with employee wellness in mind.



Natural Light



Comfort Cooling and Heating



Employee Showers



Break out Spaces



Well Design Principles



Bio-diverse Landscaping

LAST WORD IN LAST MILE

PR2 is part of the extensive and award-winning GLi London platform, a portfolio of next generation warehouses with multiple sites across London within the M25.

Our properties are designed to save occupier energy costs and maximise operating efficiency. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.



JAMES MASKEY
07770 013 152
james.maskey@knightfrank.com

GUS HASLAM
07885 596 877
gus.haslam@knightfrank.com



DOMINIC WHITFIELD
07870 555 936
dwhitfield@savills.com

NICK STEENS
07816 184 193
nick.steens@savills.com



MOLLY POWELL
07880 487 839
molly.powell@cbre.com

RYAN ANDERSON
07833 299 439
ryan.anderson@cbre.com



WILL IKIN
07775 728 772
will@ksp.london